Department of Planning & Building Inspection P.O. Box 530 Downieville, CA 95936 (530) 289-3251

Fax (530) 289-2828 Email: planning@sierracounty.ca.gov



## **BOUNDARY / LOT LINE ADJUSTMENT**

## **APPLICATION**

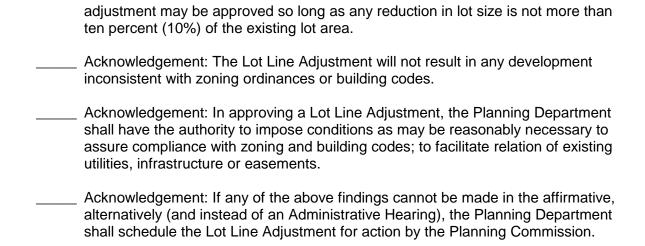
[ref. Sierra County Subdivision Code Chapter 23.04]

APPLICANT:	
[NOTE: This will be the principal contact for all commu	
ADDRESS:	
E-MAIL ADDRESS:	
PHONE NO.:	
ASSESSOR PARCEL NUMBERS OF ALTE	RED PARCELS:
ALL PROPERTY OWNERS (if different from	
MAP PREPARER:	CA Lic. #:
ADDRESS:	
E-MAIL ADDRESS:	
PHONE NO.:	
BRIEFLY STATE THE REASONS FOR THIS	

## **APPLICATION CHECKLIST** (ref. SCC §23.04.002)

Completed Application form	n	
Completed "Preliminary En	vironmental Que	estionnaire"
Initial review fee:	\$100.00	[Project fee to be determined]
with original signatures by	all owners having	ation Agreement". It must be returned g a vested ownership interest in the electronic/scanned images will not be
	title reports shal	for all the properties altered by the ll name the current record owners old.
A legal description for each	resulting parcel	proposed by the application.
	Districts and Ger pining districts (if luence Areas" an y be submitted in	nd Special Treatment Areas (if n reproducible electronic format.
[compliance checklist]:	in Show an or the	Tollowing information
Boundary lines, dimer adjusted parcels.	nsions, and approx	ximate areas of the original parcels and the
proposed building site	es, approximate di	ting structure, including out buildings, stance between structures, and boundary ries and the adjusted parcel boundaries.
Names, locations, and original parcel and all		ting streets and roads on or bounding the es being proposed.
Locations and dimens right-of-ways, and und		g and proposed easements, utility lines, res of any kind.
Approximate slope of	the land.	
Scale of map (standa	rd engineering sca	ale), north arrow, and vicinity map.
		estic water supplies and location of existing

	_Approximate location of all watercourses, drainage channels, drainage structures, and springs.
	_Approximate locations of all high water lines of lakes, reservoirs, streams, and rivers (including FEMA floodplain information if available).
	_Date of preparation of map.
	_Assessor's parcel numbers and Book and Page Number from the Official Records for all existing deeds on all parcels affected by the adjustment.
	_Name, address, and telephone number of the applicant, of the person who prepared the map, and of all parties having any record interest in the real property shown on the map.
	A certificate either executed on the face of the map or provided separately with the application materials, but clearly referencing the proposed project, which is prepared according to the standards of Government Code §66436 signed and acknowledged by all parties having any record title interest in the real property proposed to be adjusted, consenting to the application.
	The following statements shall be provided on the Lot Line Adjustment map to allow for the proper execution by such responsible agencies:
	TAX COLLECTOR'S STATEMENT
	I,
	Sierra County Tax Collector Date:
	PLANNING DIRECTOR'S STATEMENT
	The Sierra County Planning Director has reviewed and found the proposed Boundary Line Adjustment, as shown hereon, to be in compliance with the Subdivision Map Act and local ordinances. All conditions of approval have been satisfactorily complied with.
	Sierra County Planning Director Date:
	COUNTY SURVEYOR'S STATEMENT
	The Sierra County Surveyor has reviewed and found the proposed Boundary Line Adjustment, as shown hereon, to be in compliance with the Subdivision Map Act and local ordinance.
	Sierra County Surveyor Date:
Written Find	ings (ref. SCC §23.04.003[a] – [d]):
	Acknowledgement: Each of the parcels resulting from the Lot Line Adjustment conforms to applicable zoning and building codes, except in the case of a recorded legal lot which is of less area than required by the Sierra County Zoning Code, said



<u>Please note</u>: Pursuant to Sierra County Code Section 23.04.006, following conditional approval at an Administrative Hearing (or Planning Commission, if applicable), a Lot Line Adjustment shall be effected by the recordation of a deed (concurrent with other associated deeds and record of survey, if any) recorded with the County Recorder within 180 days of approval.

A record of survey may only be required if necessitated by Business and Professions Code §8762.

Any conditions of approval imposed on the project by the Administrative Hearing Officer (or Planning Commission) shall be satisfied prior to recordation, <u>and are the</u> responsibility of the applicant.

The Lot Line Adjustment will be deemed finally approved and "completed" only upon recordation of the County-approved deed/s (and associated documents), to be coordinated by the County Surveyor following the Planning Director's certification that all conditions have been satisfied. If all conditions are not satisfied and the deed is not recorded within 180 days, the approval will expire and be null and void. Upon written request by the applicant, the Planning Director may grant an additional extension not to exceed 180 days.